

Daventry

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£355,000

*** DODFORD FARM - AN EXCITING NEW CANAL SIDE DEVELOPMENT SITUATED ON THE OUTSKIRTS OF WEEDON VILLAGE *** CALL US NOW TO REGISTER YOUR INTEREST ***

'Dodford Farm' is an exceptional collection of newly built properties embraced by nature and beautiful green spaces. Designed for a desirable quality of life today and a sustainable future.

This exciting new development is nestled within an attractive rural setting and on the outskirts of Weedon Village, and is not far from the picturesque town of Daventry.

With a superb choice in terms of style and size of homes, 'Dodford Farm' is the perfect place for every stage of life; to enjoy an enviable lifestyle and be part of a new, well-placed community.

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.



PLOT 4 - KIRBY

The 'Kirby' is a superb three bedroom home with a spacious lounge/diner with patio doors to the rear garden.

The generous kitchen/breakfast room has plenty of space for the family to gather and upstairs the main bedroom has an en-suite. There are two more bedrooms and a family bathroom.

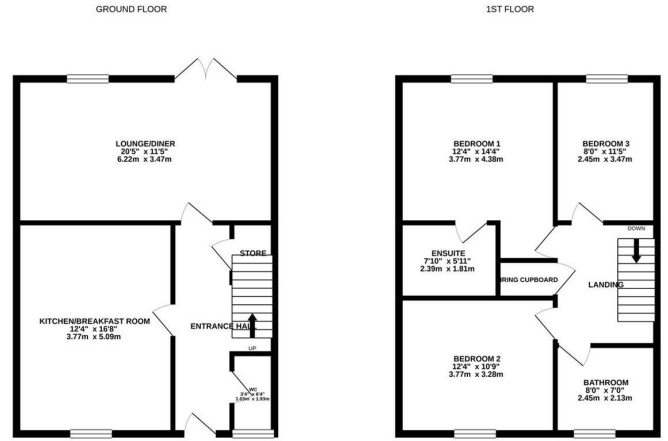
This home is sold with parking and a 10-year builders warranty.

Entrance Hall

- Cloakroom - 6'4 x 3'4
- Kitchen/breakfast room - 16'8 x 12'4
- Lounge/diner - 20'5 x 11'5
- Landing
- Bedroom one - 14'4 x 12'4
- En-Suite - 7'10 x 5'11
- Bedroom two - 12'4 x 10'9
- Bedroom three - 11'5 x 8'
- Bathroom 8' x 7'

Disclaimer - Photography and images

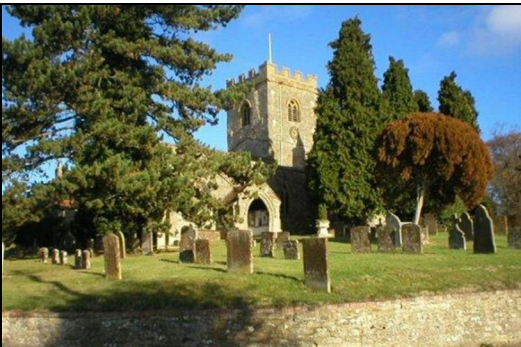
Images shown are indicative and may not apply specifically to this development.



TOTAL FLOOR AREA: 1130sq ft (105.0 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, floors and any other details are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metreplan 1/2021

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.